App F IX 1

Previous References

Rel 23-41-41

194 2 (Rel)

File No 23-42

Serial Nos 74 & 24

Later References

GENERAL AND REVENUE SECRETARIAT.

Serial Nos two

Part B for Jan 43

SUBJECT

Levy of conversion fee in respect of cattle to mills in the new Industrial Suburbs, Mysore city

To,

The chairman, C & T Board.

L 7095 dt 19/1/43

Issues cattle instructions in the matter

L 7096-7 dt 19/1/43 — forwarding copy of the above to the R & D Commr

Rec 27/1/43

G R S APP F III—1]

2685

GENERAL AND REVENUE SECRETARIAT

(Rel)

NOTES

Rel File No 23 -42

FILE HEADING

Levy of Conversion-fine by the T. Board on the area in the Industrial Suburb, Mysore

FROM

The Chairman, C-I T Bd, Mysore

No B2 455/42-43 Dated 20-10-42 Received 2/11/42

Diary No 2685 | Enclos 1 | Spare copies — | Serial No 14

BRILF ABSTRACT OF LETTER

Requests that in the circumstances stated that the Board may be permitted to acquire the areas by agreement & reconveyed them to the Parties in the Industrial Suburb under such terms as the Bd deems fit

NOTES AND ORDERS

1) The present reference made by the Chairman, City Improvement Trust Board, Mysore is submitted for perusal and orders

2) The previous reference on the subject is also put up (Rel 23-41 dt 45 46)

'H' 27/11 M 28/11/42 for orders

Law Secy 28/11/42

SECY LAW DEPT 53-04 +2 GOVT OF MYSORE

NOTES—First Sheet

WD 0283—GPB—3, 50—20 1 88

2685

Re. Conversion fine — L Trust Board.

File No 2685/23 of 1942-43 | General and Revenue Secretariat

4) If the parties are agreeable the simple procedure suggested by the President may be adopted. If they would pay Rs 2000/- we can in consideration of the additional advantages the amounts may be reconveyed & they may be allowed to continue in possession otherwise the properties may be acquired.

Mr. Rao 2 SG

2/11/42

5) Sir G

28/11/42

11/12

6) Submitted with a draft letter for approval

2/12

Lawsec

4/12/42

7) For perusal

Mr. Rao & Rev Treasurer

Mr. Chief Secy

5-12-42

7/12/42

8) I can not agree to the proposed proposal as the lands being agricultural lands the owners

OFFICE OF THE MINISTER FOR L S G & P H
Date 24 11 42
No 26098

SEOY LAW SEPT 6016 GOVT OF MYSORE

CHIEF SECRETARY 1176 7 DEC 1942 GOVT OF MYSORE

Continuation Sheet

File No re levy of conversion fine at Rs 2000/- per acre in respect of certain mills in the Hobli Indravalli at Srirangapatna Mysore

Current No 23 S 185 of 1942 Page

M

2

[illegible] OFFICE
[illegible] 3
5107

THE MINISTER FOR FINANCE & REVENUE
RECD 8 DEC 1942
No 14778

9. the Mills wishes have to pay the conversion fine for appropriating agricultural lands for non agricultural purposes there are Mysore & other laws & rules under which grants of these lands are also for purposes of the Industry the Govt may exempt them also in cases the conversion fine of fee & rent fixed by the Government

9/12 agree
KLL
2/12

8/12
Cus 8-12-42
9/12

SECY L DEPT GOVT OF MYSORE

OFFICE OF THE MINISTER FOR L S G & P H
Date 31 12 1942
No 15111

17 2 43
Dwan

10 28/12
Cus 29-12-42
30/12

Secy
3 1 43

KLL
7/1/43
Cus 7-1-43
Draft approved
for
7/1/43

SECY LAW DEPT GOVT MYSORE

Submit with a draft letter for appl.
KLL
13/1
CS
13/1

Law Secy
15/1/43
Cus 14-1-43
Dwan
16/1/43

TYPING SECTION
16 JAN 1943
GEN & [illegible] CTT

8 To The Chairman, C & P. Bd, Mysore
No L2095 Dy 19-1-43.
Issues instructions in the matter
To The Dy Comm'r, Mysore Dt
Re Rev Comm
No 7096-7 Dy 19-1-43
Forwards a copy of the above

B 24/1
G.T.

2685/L 5

Office of the Chairman,
City Improvement Trust Board, Mysore,

No B_2 455/42 43
Encl- one

Dated 20th October 1942.

GEN & R I BRANCH 1942

FROM

B S RAGHAVENDRA RAO, Esq, MA (Hons),
Chairman, City Improvement Trust Board,
MYSORE

To

C Narayanaswamy Naidu, Esq, B A, B L,
Secretary to the Government of His Highness
the Maharaja of Mysore, Law Department,
BANGALORE

Sir,

Re Levy of conversion fine at Rs 2,000/- per acre in respect of certain mills in the new Industrial suburbs, Mysore City and crediting the proceeds to the funds of the Mysore City Improvement Trust Board

***

With reference to your letter No L 23/I I 23-41-46 dated the 1st July 1942 in regard to the above, observing that the Board has no power to levy conversion fine on agricultural survey lands and stating that when such a fine is levied it should be credited to Government and cannot be made over to the Trust Board, I have the honour to state as follows

2 This matter was discussed by the Board at its meeting held on 26th August 1942 and the Board approved the note of the Chairman (copy enclosed)

3 From the blue print of the layout of the Industrial suburbs enclosed herewith, it will be kindly seen that in the middle of the area laid out, there are three mills owned by private parties as per details noted in the margin These mills are located in the lands belonging to the owners themselves They were left out of acquisition in view of the fact that the acquisition of these would be merely formal as the area was going to be given back to them

		A	G
1	Survey No 13 - Venkatappa's Rice Mill	0	32
2	-"- 14 - Rangappa Setty and Dharaniah's Mills	1	10
3	Survey No 129 - Hillariah' power mills	2	33

4 These lands with buildings thereon could have been acquired by

CITY IMPROVEMENT TRUST BOARD, MYSORE

***

Dated,20th Octr 1942

OFFICE NOTE

Subject Acquisition of lands in S Nos 11,12,13,14 and 15 of Veeranagere and S No 120 of Maragondana Halli village, Mysore taluk, for industrial suburbs

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The Trust Board in their resolution dated the 25th August 1937 sanctioned the acquisition of portions of survey Nos 120 of Maragondanahalli and S Nos 8,11,12,13,14 and 15 of Eranagere village for laying out industrial suburs It is seen from the records that an extent of 18 acres 38 guntas of land out of S Nos 11,12,13,14 and 15 of Eranagere and S No 120 of Maragondanahalli was taken possession of sometime in 1939 In September 1939, a note was placed before the Board stating that an additional extent of 3 acres 39 guntas in S No 120 of Marago dahahalli is required for completing the layout This was approved by the Board and possession of this extent also taken up in October 1939

On subsequent verification of the declaration statements, a total extent of 22 acres and 20 guntas has been notified for acquisition as per G O No L 11919-24/Ml 14-41-66 dated 24th June 1942 A sum of Rs 4,955-9-0, paid in two instalments, has also been deposited with the Sub Division Officer, Mysore for completing the acquisition of these lands

The entire area has been laid out into 48 sites and the value of the sites has also been fixed by the Board in their resolution dated 26th June 1942

It will however be seen, from the blue print enclosed, that in the middle of the area laid out as Industrial suburbs, there are three mills owned by private parties as per details noted in the margin These mills are located in the lands belonging to the

1 S No 13 Venkatappa's Power Mills	0 - 32
2 S No 14 Rangamma Setty and Dharaniah's Mills	1 - 10
3 S No 120 Mallariah's Power Mills	2 - 33
	4 - 35

by the Chairman by mutual agreement and transferred back after recovering from them the site cost at enhanced rates But instead of doing this, as this area was included in a large block under acquisition, it was proposed, in order to avoid the above cumbrous procedure, to merely convert the lands into industrial purposes without taking up acquisition proceedings It was in these circumstances that a recommendation was made to Government that a sum of Rs 2,000/- per acre may be permitted to be recovered by the Trust Board as the Board had also to incur a very heavy expenditure for laying out roads, drainage etc It was perhaps a mistake to have used the word "conversion fine" The sum of Rs 2,000/- per acre merely represents roughly the difference of land value and the site value at which the area after formation would have been given back to the owners Even now if Government feels that it is better for the Trust Board to acquire this area by agreement and resell them to the parties on such terms as it thinks best, the matter will be placed before the Board once again

I therefore request that taking all the circumstances of the case the Government may be pleased to permit the Board to acquire these areas by agreement and reconvey them to the parties under such terms as the Board deems fit

I have the honour to be,
Sir,
Your most obedient servant,

CHAIRMAN

KSR

owners themselves These mills have been left out of acquisition in view of the fact that their acquisition would be very costly, and as they are for part of the industrial area, their acquisition was considered unnecessary, as the idea was to let these remain with the present owners only and levy a conversion fine on the area as the owners are making use of agricultural lands for non-agricultural purposes A recommendation was therefore made to Government that a conversion fine of 2,000/- per acre, may be recovered by the Trust Board as the Board has to incur a very heavy expenditure for laying out roads, drainages and for forming sites and also the acquisition charges

As stated by Government in their letter dated the 1st July 1942 that the Board have no power to levy conversion fine on such lands and the amount, if and when levied should be credited to Government and could not be made over to the Trust Board The sites on which the mills stand have been numbered 48, 43, 40 45 as per details noted below

Site No	Name	Area in Sq yds	Probable cost of at the rate of 0-8 yard at which it is given back to the
48	Nallaraiah's Power Mills on an extent of 2 acres 33 guntas	13,673	6,836-8-0
43 & 40	Ranganna Setty and Dharaniah's mills an extent of 1 acre and 10 guntas	6,050	3,025-0-0
45	Venkatappa's power mills on an extent of 0-32 guntas	3,872	1,936-0-0

The conversion fine at Rs 2,000/- per acre leviable on these lands would be Rs 5,650 and 2,500/- and 1,600/- respectively Although the provision of Law pointed out by Government is correct, this special recommendation of taking over conversion fine to the Trust

8

Trust Board was made with a view to avoid the necessity of acquiring the existing industrial plants and reimburse the Board in the heavy outlay incurred for the formation of these suburbs

The Government may be addressed again in this matter explaining the whole position and requesting that Government may permit the Board to acquire the areas by agreement and reconvey them to the parties under such terms as the Board considers fit

By resolution

CHAIRMAN

KSR

Appendix F G —1]

SUBJECT

Section ml

File No 23-42

Serial No ~~8~~ 24

Diary No of letter replied to

No L 7095

To

The Chairman, C I T Bd, Mysore

Sir,

Subject - Re levy of Conversion fine by the Mysore City Improvement T Bd, at Rs 2000 per acre in respect of lands on which certain Mills are put up in the new Industrial Suburbs, Mysore

With reference to your letter No B2 455/42-43 dt 20 10 42 on the above subject, I am directed to state that the proposal made by you cannot be agreed to. The lands built upon being agricultural lands, the owners who have constructed the Mills thereon will have to approach the Dy Comm

General and Revenue Secretariat

( )

the *194*

Date of issue 19 / 43

Signed by MV GR Rao

List of enclosures

Copied by

Examined by

WD 04161—GPB—60 000—24 10 41

1)
Mysore Distt

and obtain his permission under
the Revenue Law to appropriate
the agricultural land for non-agricultural
purposes, after paying the conversion
fine leviable under the rules

I have etc,
for
Secy to Govt
Law Deptt

Memo No L 7096-78 19 / 43

Copy of the above is forwarded
with Compliments to the Dy Commr
Mysore Dist & the Rev Commr for information

By order
for
Secy to Govt
Law Deptt

pages 10